

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 17, 2005

ITEM NO. 12 & 13

SUBJECT	Canyon Residences @ Silverleaf (DC Ranch Parcel T4B) 17-PP-2005 & 78-DR-2005
REQUEST	<p>Request approval of a preliminary plat for residential and commercial use, and approval of the site plan and elevations for a mixed use development project located on a 12.8 +/- acre parcel.</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• This project completes the DC Ranch Town Center, which will provide a mixed-use development consisting of offices, restaurants, retail, a health center, and integrated residential uses, as well as single-family homes.• This application includes multiple lots and buildings, 5-story buildings reaching heights of 56 feet, and a 75-foot tall tower.• The development will comply with the Generalized Design Concept (GDC) for the Town Center Study Area of DC Ranch and the Master Plans for Planning Units III, V, and VI, including the Master Environmental Design Concept Plan. <p>Related Policies, References:</p> <ul style="list-style-type: none">• 54-ZN-1989#1 thru 8; Generalized Design Concept (GDC) for the Town Center Study Area• Planning Units III, V, and VI Master Plans
OWNER	DC Ranch LLC 480-538-9854
APPLICANT CONTACT	Shelly McTee Biskind, Hunt & McTee PLC 602-955-2328
LOCATION	East of Thompson Peak Parkway and Union Hills Drive
BACKGROUND	<p>Zoning.</p> <p>This 12.8-acre property is located within the DC Ranch Master Planned Community and is part of DC Ranch's Town Center study area located at the core of the community. The Town Center is planned for single-family homes and mixed-use development consisting of office, retail, and integrated residential uses.</p> <p>A 5.8-acre portion of the site is zoned Planned Community Center/Planned Community District (PCC/PCD), which is planned for a mixed-use project with that will be integrated with the adjacent commercial uses to the east.</p>

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The PCC/PCD zoning district allows commercial and residential activities and serves a larger segment of population than a typical neighborhood shopping center. The remaining 7 acres of the property is zoned Single Family Residential/Planned Community District (R1-10/PCD), which allows single-family housing units.

Much of the site was previously approved for large lot single-family residences (Case 27-PP-2004), except for the westernmost portion was approved as an icon building as part of the Town Center Commercial development (Case 20-DR-2005). This application supersedes the previous approvals where the properties overlap.

Context.

This site is located near the northeast corner of Union Hills Drive and Thompson Peak Parkway intersection, within DC Ranch's Town Center, planned for a mixed-use development. The site is bounded to the north by planned single-family homes, to the east by the Beardsley Wash, to the south by the planned McDowell Sonoran Preserve, and to the west by the approved Town Center commercial development and existing health studio. Single-family homes are also planned/under construction further to the east across the Beardsley Wash.

Adjacent Uses:

- North: Single-family homes planned, zoned R1-10 PCD District.
- South: Planned McDowell Sonoran Preserve, zoned R1-10 and R1-18 ESL Districts.
- East: Beardsley wash and single-family homes planned, Zoned R1-10 PCD zoning.
- West: Planned commercial center and existing health studio, zoned PCC PCD District.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This is a request for approval of a final subdivision plat of 12.8 acres into one 5.8-acre commercial lot (Tract B) and 29 single-family lots. This is also a request to approve the site plan and elevations for a multi-story mixed-use project containing 213 residential condominium units and 23,000 square feet of commercial space.

Development Information:

- Parcel Size: 12.8 Acres
- Existing Use: Vacant
- Proposed Use: Mixed-use development (residential and commercial)
- Buildings: 7 Buildings
- Density: 213 Condominium units
29 Single-family lots (6,000-15,000 square feet)
- Building Height Allowed: 56 Feet, 75 feet for tow
- Building Height Provided: 56 Feet, 75 ft. tower

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- Parking Required: 430 Spaces
- Parking Provided: 635 Spaces
- Floor Area/FAR: 484,196 Square Feet / 1.9

IMPACT ANALYSIS

Development.

The proposed multi-use buildings will be constructed with the same European architectural style previously approved at the DC Ranch Town Center. When viewed from the west, the multi-story development proposes to be a dramatic anchor of the Town Center's east end at the terminus of E. Union Hills Drive. When viewed from the east, the single-family homes and graduated building heights propose to provide transition from the residential character to the east to the Town Center.

The multi-story structures have varying masses, heights, colors, and materials. The building materials include brown and tan colored stucco, mortar wash stone or brick, and clay roof tiles. Building accents include timber beams, pre-cast elements, stone cornices, and wrought iron accents.

As approved with the original Town Center development, a 75-foot tower anchors the east end of E. Union Hills Drive and will now have a restaurant at its base. The tower feature will also be pre-designed to accommodate hidden wireless antennas for use by cell phone companies.

The site gently slopes from northeast to southwest, and much of the site will be regraded to accommodate the underground parking garage and meet grades at E. Union Hills Drive. All development will comply with the Generalized Design Concept (GDC) for the Town Center Study Area and with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP).

Traffic.

The development will have primary access to E. Union Hills Drive to the west and secondary access to a new private street to the east. Access to the single-family subdivision will be provided from the new private street to the east, which connects with E. Siesta Lane/N. 102nd Street to the north/east, which then connect with Horseshoe Canyon Drive further to the north. Roads will be private and will be constructed by the developer per the approved Master Circulation Plan. Surrounding roads are constructed and/or have been designed to accommodate the proposal.

Airport Vicinity.

This property is located outside the airport noise influence area.

Parking.

Guest parking will primarily be provided in one large (287,000 square-foot) parking garage located underground and below the multi-story structures. The garage will be primarily accessed from the west side of the development, through the Town Center. Secondary access to the garage will also be available from a new private street to the east that also serves the proposed

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single-family subdivision.

Water/Sewer.

The developer is responsible for new water and sewer infrastructure to service the site. Water and sewer infrastructure will be constructed per the approved Master Water and Wastewater Plans. There are no additional impacts anticipated as this area has been master planned for the proposed uses.

Police/Fire.

Police and fire facilities exist in the DC Ranch Master Planned Community and no service impacts are anticipated.

Schools.

The subdivision and condominium development falls within the Scottsdale Unified School District. The School District has been notified of subdivisions and projects within DC Ranch, and has stated that there is adequate capacity as long as the subdivisions conform to the densities approved in the original master plan. This subdivision and development proposal represents development at a much lesser density than the original master plan anticipated.

Open space.

Open space will be provided along the Beardsley Wash and within the development, including open space areas between buildings and an 8,700 square foot open space tract within the subdivision (Tract D). The proposed road and lot locations in the subdivision have been designed to preserve the abutting wash and minimize land disturbance. Pedestrian connections will be provided throughout the site and to the surrounding community. Landscaping will be desert materials as approved in the Environmental Design Master Plan for this portion of DC Ranch.

Community Involvement.

DC Ranch has posted this development in their newsletter, and the surrounding neighborhoods have been notified. Future homebuyers to the east have been notified with options to cancel pending purchase contracts. There have been no comments regarding this case.

Community Impact.

This project completes the DC Ranch Town Center, which will provide a multi-story mixed-use development consisting of offices, restaurants, retail, a health center, and integrated residential uses, as well as single-family homes. DC Ranch has prepared Master Development Plans to address water, wastewater, drainage, and circulation issues, as well as a master environmental design plan. The site design limits impacts to the surrounding roadways and the abutting wash.

STAFF
RECOMMENDATION

Recommended Approach:

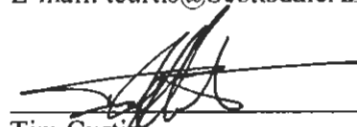
Staff recommends approval, subject to the attached stipulations.

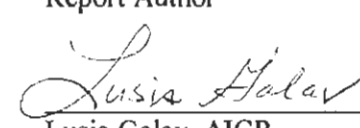
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RESPONSIBLE DEPT(S) Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S) Tim Curtis, AICP
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY


Tim Curtis
Report Author


Lusia Galav, AICP
Current Planning Director
Phone: 48-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

- I. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Site Plan
6. Landscape and Wall Plan
7. Building Elevations/Perspective
8. Parking Garage Plan
9. Phasing Plan
- A. 17-PP-2005 Fire Ordinance Requirements
- B. 78-DR-2005 Fire Ordinance Requirements
- C. 17-PP-2005 Stipulations/Zoning Ordinance Requirements
- D. 78-DR-2005 Stipulations/Zoning Ordinance Requirements

**DC Ranch Parcel T4b
Development Review Board
Project Narrative
Case # 162-PA-2005**

OVERVIEW

DC Ranch, L.L.C. with Canyon Residence at Silverleaf, L.L.C. (the "Developer") are the owner and developer, respectively, of approximately twelve and three quarter (12.75) acres of land located east of Thompson Peak Parkway and Union Hills Drive within the Town Center area of DC Ranch (the "Property"). The Property is zoned Planned Commercial Community (PCC) and Single Family Residential (R1-10) with a Planned Community Development (PCD) district overlay. Based on the location of the Property within the Town Center portion of DC Ranch, development of the Property is subject to the Amended Town Center Generalized Design Concept previously approved by the City Council in addition to the PCC and R1-10 PCD amended development standards.

REQUEST

The Developer is requesting Development Review Board approval of the elevations, site plan and landscape plan for the proposed residential project.

CONTEXT

In addition to the proposed development of the Property, there are existing and proposed developments immediately adjacent to the Property. Specifically, the DC Ranch Village Health Club and Spa (the "Village Club") is located immediately west of the Property and recently opened for business. The Village Club will provide an amenity to the residences of the Property. Additionally, Canyon Village, an approximately five (5) acre commercial center west of the Property, is designed to have approximately 79,000 square feet of office, restaurant, and retail uses in several buildings and will include a parking garage to make the compact site work.

DESCRIPTION OF PROJECT

The Property will develop primarily for residential uses integrated with the commercial uses of the Village Club and Canyon Village. Specifically, within this portion of the Town Center there are seven (7) multi-story buildings which will contain approximately 213 condominium units and 23,200 square feet of commercial space which may include retail, office, and restaurant uses. Additionally, surrounding the condominium buildings on the north and south there will be twenty nine (29) single-family detached homes. The single-family homes will be on lots which range in size from approximately 6,000 square feet to 15,000 square feet. The parking for the development will primarily be in underground parking garages for the condominiums and commercial uses and attached garages for the single-family homes. Guest parking will be provided in the underground

structure as well as along the interior street. This proposal amends the approval of building "E" of Canyon Village, replacing it with this new mixed use building; adds parking in the north east corner of the Canyon Village site, and adds a new building to the base of the communications tower approved as part of Canyon Village.

ARCHITECTURE OF PROJECT

In north Scottsdale, Union Hills Drive will be an important connection between the Stacked 40s mixed-use center at Scottsdale Road, other potential centers at the intersections of Hayden and Pima Roads, ending at Canyon Village. This project is designed to be the "Grand Dame" crowning the end of Union Hills Drive and announcing Canyon Village as a neighborhood destination. The multi-story condominium and mixed use buildings complete the ring wrapping the park at the end of Union Hills Drive just east of Thompson Peak Parkway. The 56' high European buildings with 75' high mechanical enclosures provide the strong visual terminus that a street like Union Hills Drive requires.

Building "E" is the iconic building on axis with Union Hills Drive at the east end of the park. This building includes a mix of commercial and residential uses behind a very symmetrical European façade designed to be a complementary architectural accent to the already approved buildings of Canyon Village and the Village Club (on the north and south sides of the park respectively). Building "E" is "shouldered" by pedestrian bridges that cross to the Village Club and Building "J". These bridges arch over the roadway providing definition to the urban space as well as a subtle reminder of the sloping conditions of this project. Building "E" also bridges over the roadway to connect to Building "L" creating a series of exterior courts surrounding the back side of Building "E". Building "E" sits proud to the park with a staircase ascending from the roadway in front (west) of the building to the open breezeway through the center of the building. This two story hallway continues down the length of Buildings "E" and "L" opening to the view and the Beardsley Wash corridor on the back (east) side. In the center of Building "L" a court with a common pool splits the building into two parts. These are connected by bridges creating a north south breezeway bisecting the building providing pedestrian access at the ground level. Building "L" is symmetrically massed because of its formal location, but steps down in height to a two story facade along the Beardsley Wash.

Buildings "K" and "M/N" flank the central Buildings "E" and "L". These buildings are connected by open structures on the ground level to provide a tight European feel to the Union Hills façade, but are less formal and symmetrical in massing and architecture. Building "K" sits a bit above the central buildings and provides a concave backdrop to Building "J" creating an intimate court between them. The uses of the courtyard are buffered from the first floor residential units by casitas creating private outdoor spaces at the ground level. Building "K" also provides iconic architecture on axis to the interior entry park just off of East Siesta Lane. This accenting portion of building "K" comes forward in the urban setting to keystone the park that is enclosed on its other sides by

multi-story single family homes. Garages for these interlocking single family homes are accessed off of shared driveways to reduce the garage presence on the street. The homes will sit proud to street with some accessed from central courtyards overlooking the axial entry park. The park also opens up the long views to the McDowell Mountains, specifically Tom's Thumb for building "K"

Building "J" sits high to building "E" and the rest of the commercial uses in Canyon Village. This building encompasses the base of the communications tower approved as part of the Canyon Village project. Building "J" will have an elevated, skewed view over the park at the end of Union Hills and provide interest to the vehicular entry to the northern areas of Canyon Village. Building "J" is serviced by a loading ramp with access from the north areas of Canyon Village.

Building "M/N" on the south side of the central buildings encloses on three sides its own courtyard. This space extends to the single family homes along the wash side. The courtyard is designed in the European tradition of providing hardscape from building façade to building façade with planters and the roadway defined within the greater space. To accomplish this we are requesting that the paved surface be allowed to continue from building to building with little definition for the roadway, and that buildings and walls are allowed to come up to the back of the travelway to keep the tightness of the urban fabric. We are also requesting that setbacks to garages be measured from the travel way so that some of the driveways may appear to be incorporated into the plaza spaces rather than typical suburban front yard elements. Casitas along the western edge of Building "N" buffer first floor views of the Village Club parking lot while permitting the upper levels stunning views of the city lights and Camelback Mountain.

Building "O", to the south of Building "K", provides focal architecture to the entry drive south of the Village Club. Casitas along the western edge buffer first floor views of the Village Club parking lot while permitting the upper levels stunning views of the city lights and Camelback Mountain. European courts extend from the building both to the south and to the east to provide intimate, elegant exterior spaces between Building "O" and the surrounding single family homes along the southern boundary of this property and along the Beardsley Wash. The height of Building "O" steps down on the southern edge to soften the transition at the southern end of Town Center.

All of the buildings are serviced by underground parking structures. The structures are accessed by ramps that extend from the ends of the one-way streets on the north and south side of the park at the end of Union Hills Drive. The connected, multi-level parking structures are also accessed by a ramp on the south end of Building "O" providing access to Silverleaf and its amenities. Trash service for these buildings will be provided by a private trash service with collection points in the parking structure. Visitors to the buildings can find guest parking along the interior drive and at the east end of Union Hills extension. Valet service for visitors and residents will be provided between Buildings "E" and "L" on the ground level.

OPEN SPACE

The open space requirements for parcels located within the Town Center area of DC Ranch have been carefully planned for the area as a whole and are clearly outlined in the Amended Town Center Generalized Design Concept. Included in this submission is an updated tracking of the Open Space and Land Use Budget which outlines how and where the Town Center open space requirements are being met.

Within the project, intimate open spaces will be created between buildings, in European courts which include roadways and in formal park settings. In addition to the existing park at the end of Union Hills Drive, a formal park will be created at the entrance to this project from Silverleaf. This park will open to the northeastern view of Tom's Thumb within the McDowell Sonoran Preserve. This park will be defined by flanking one-way streets, two-story single family homes, and Building "K" on axis. Off of the sides of this park two private courtyards are formed. These courts sit high to the park and offer charming entrances to the single family homes that surround them. Intimate open spaces exist between several of the buildings. Many of these spaces include dramatic changes in grade and incorporate retaining walls, steps, lifts, and architectural features to do so. These spaces are generally over the parking garage because of this, landscape is contained within planter beds. Hardscape in the form of decorative pavers is the major landscape element both in these spaces and in the European courts. In these spaces planter beds and boxes are cut into the hardscape rather than the typical suburban condition which reverses these roles. These spaces and the European courts include fountains, art, and shade structures to provide focal points and interest. The European courts transform the internal roadway into a series of urban spaces. These spaces extend hardscape in the form of decorative pavers from building to building. The roadway through these spaces is only minimally defined and separate spaces for driveways and guest parking are not strongly defined. Vegetation in planters and trees with grates add to the urban character of these elegant spaces. Courts are also formed by surrounding building masses. These interior courts take on resort like qualities. While they are still located over parking garages and planting is limited, the sheltered location of these courts will allow for a lush, tropical landscape around pools and water features.

Along the Beardsley Wash a native plant pallet will be used to blend the urban landscape to the natural wash condition. Perimeter walls will be used along this frontage to assist with this transition.

ACCESS

Access to the Property will be provided from *Siesta Lane* to the north of the Property and from the private portion of Union Hills Drive east of Thompson Peak Parkway. Additionally, there will be a pedestrian connection from the Property to the comprehensive DC Ranch path and trail system within the Beardsley Wash which will

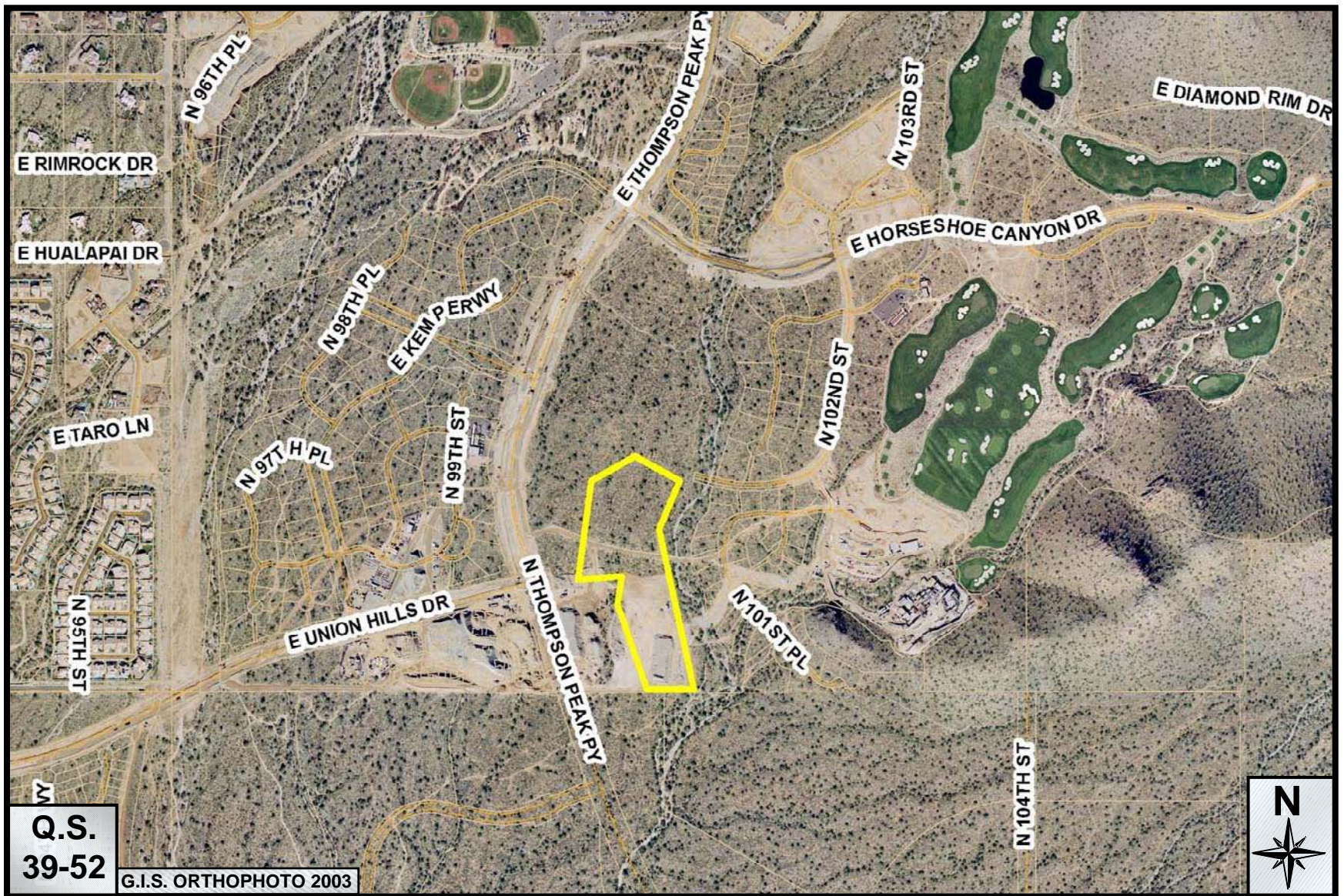
DC Ranch Parcel T4b

DRB Narrative

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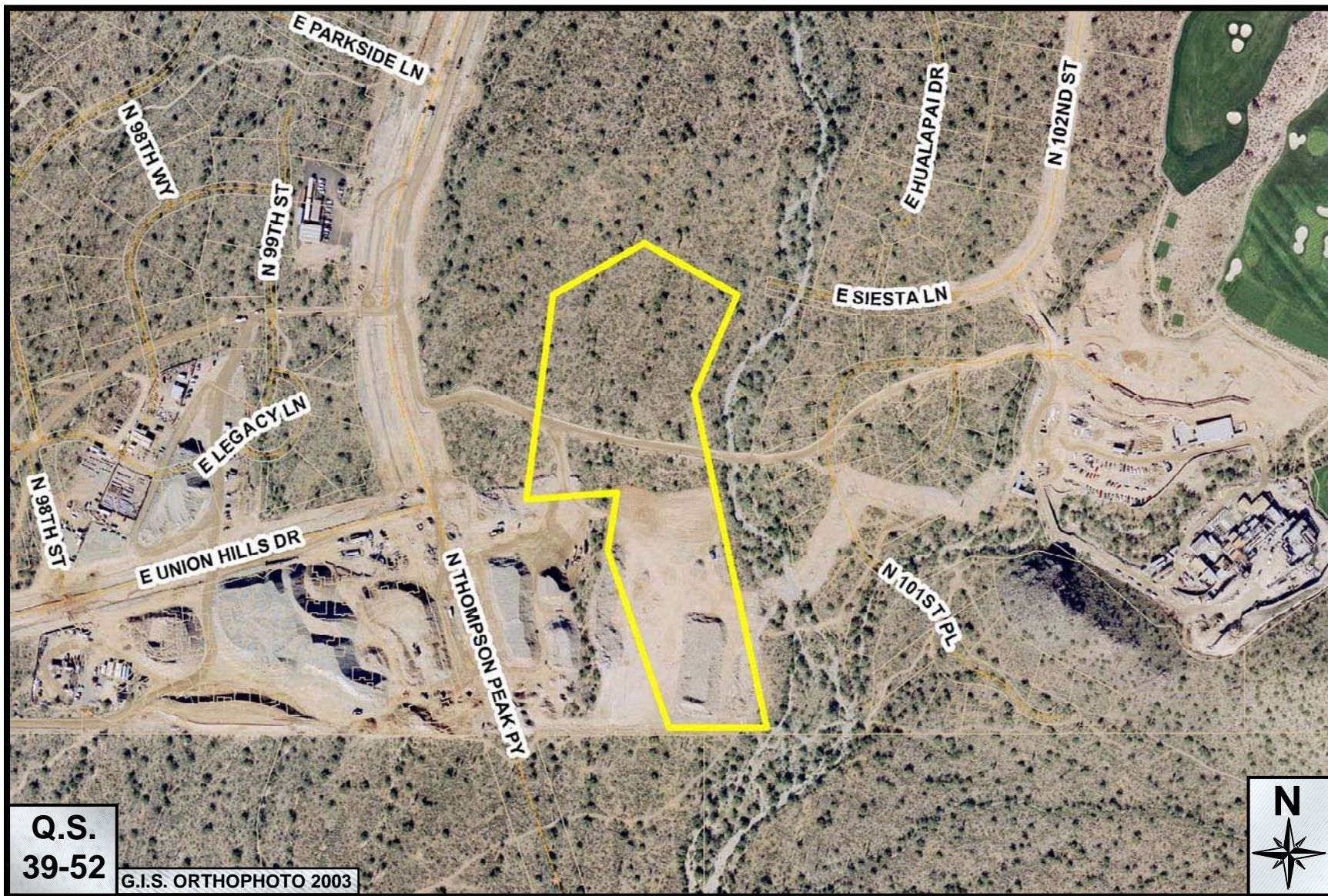
encourage non-vehicular modes of transportation and pedestrian activity in and around the development. Secured pedestrian access will be provided at several locations between this project and the adjacent Town Center Parcels to encourage pedestrian activity.

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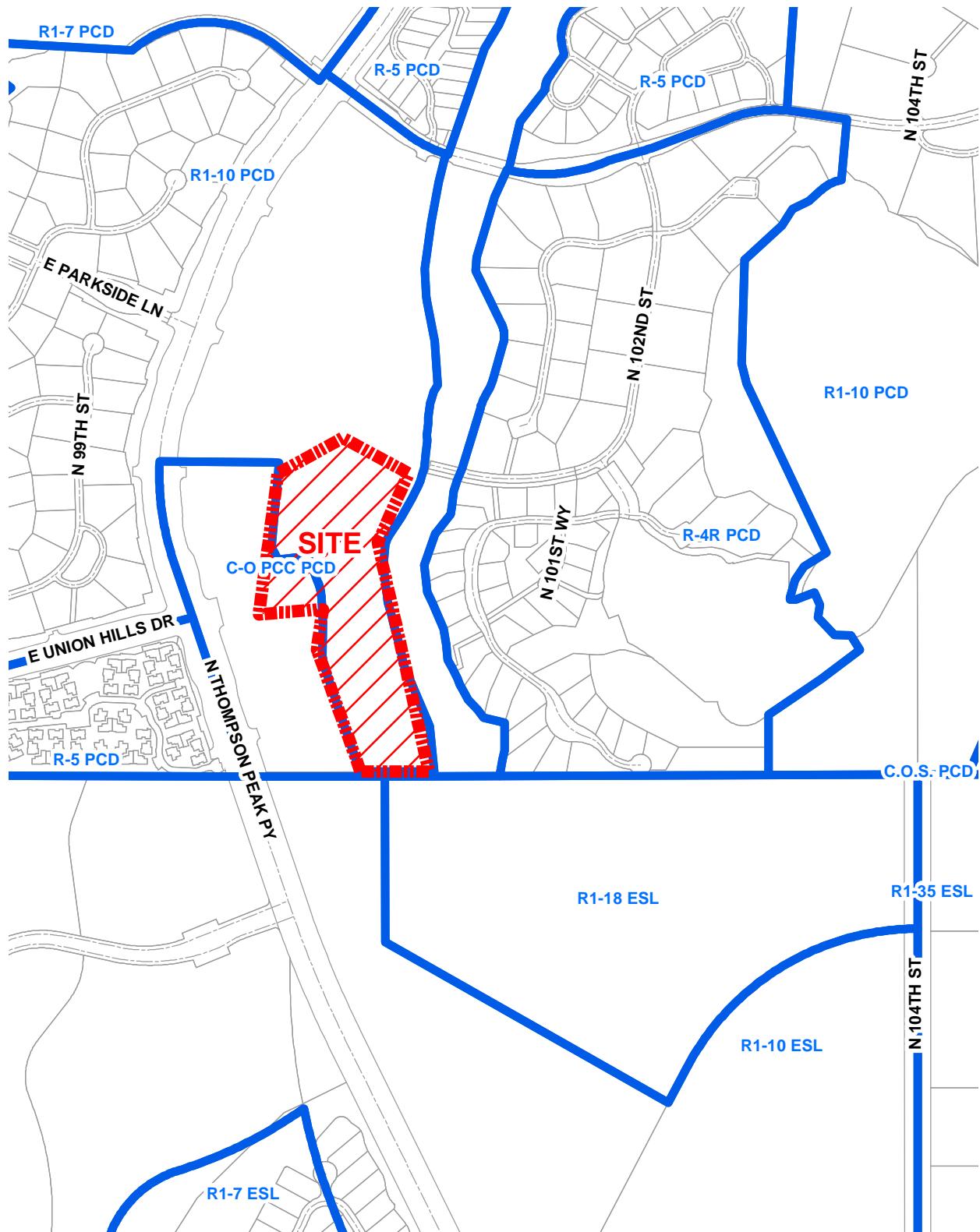
Canyon Residences at Silverleaf

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Canyon Residences at Silverleaf

17-PP-2005/78-DR-2005



78-DR-2005

ATTACHMENT #3

PARCEL DESCRIPTION

A PARCEL OF LAND LIES WITHIN SECTION 29, T.4N., R.5E., EAST OF THE S.E. 1/4 AND S.E. 1/4, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, A GENERAL LAND OFFICE (G.L.O.) BEARS CAP. FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 29, A G.L.O. BEARS CAP. BEARS NORTH 89°17'17" WEST, BEARS A DISTANCE OF 244.14 FEET.

THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89°17'17" WEST, A DISTANCE OF 244.14 FEET.

THENCE LEAVING SAID SOUTH LINE, NORTH 01°45'41" EAST, A DISTANCE OF 10.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE.

THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 89°17'17", A DISTANCE OF 24.41 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE.

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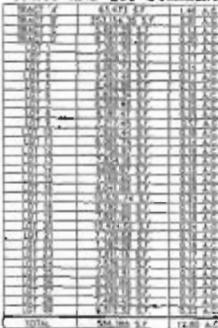
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PRELIMINARY PLAT FOR DC RANCH PARCEL T4B LOCATED IN A PORTION OF SECTION 29, T.4N., R.5E., OF THE G. & S.R.M., MARICOPA COUNTY, ARIZONA SCOTTSDALE, ARIZONA

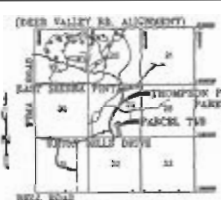


KEY MAP

TRACT AND LOT SUMMARY



PRIVATE DRIVE SECTION



VICINITY MAP

SITE DATA

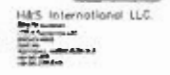
PROJECT CROSS AREA	255.18 ± 3' (12.80 AC)
PROJECT (PLAT) BOUNDARY	
OWNER/ARCHITECT	WAS INTERNATIONAL LLC 17705 N. PASEO DEL SOL SCOTTSDALE, ARIZONA 85251-3431 TEL: (480) 361-8888 FAX: (480) 361-2298
ENGINEER	WOOD/PATEL AND ASSOCIATES 1800 N. CENTRAL AVENUE PHOENIX, ARIZONA 85008 TEL: (602) 834-2300 FAX: (602) 834-2329
LANDSCAPE ARCHITECT	WILLIAM AND ASSOCIATES 405 N. 44TH STREET SUITE 300 PHOENIX, ARIZONA 85008 TEL: (602) 338-7712 FAX: (602) 338-7712
PLANNER	EDMUND LEO 3212 E. BROAD SCHOOL ROAD SUITE 470 SCOTTSDALE, ARIZONA 85251 TEL: (480) 481-9190 FAX: (480) 481-9101
ASSESSOR	217-12-080-0
PARCEL	20000
ADJACENT PARCELS	CITY ZONING: M-10 ADJACENT ZONING: M-10 CITY OF SCOTTSDALE, ARIZONA CAP FLAT: #3 INTERSECTION OF THOMPSON PEAK PARKWAY AND DEER CREEK DRIVE ELEVATION = 1863.58 DC RANCH CROWN ELEVATION = 1862.532 CITY OF SCOTTSDALE, ARIZONA (BASED ON ELEVATION BELOW)
STORM DRAIN PIPE	
SANITARY SEWER	
WATER LINE	
CATCH BASIN	
AREA DRAIN	
STORM SEWER CLEAN OUT	
WATER VALVE	
WATER METER	
BACK FLOW PREVENTER	
SEWER MANHOLE	
SEWER CLEANOUT	
PIPE HEDGEMAN	
STREET SIGN	
SCREEN WALL	
LOWEST FINISHED FLOOR DC RANCH	
BACK OF CURB	
TOP OF BANK	
BOTTOM OF BANK	
WATER SAMPLING STATION	

DC RANCH - PARCEL T4B PRELIMINARY PLAT - SITE PLAN COVER SHEET

17-PP & 78-DR-2005
10/26/05



WOOD/PATEL
1800 N. CENTRAL AVENUE
SUITE 300
PHOENIX, ARIZONA 85008
TEL: (602) 834-2300
FAX: (602) 834-2329
DATE: 10/26/05
SHEET: 1 OF 3
CASE # 162-PA-2005



TOWN CENTER PARCEL T4B



BUILDING E,L & MODEL COMPLEX ELEVATIONS



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DATE: 18 August 2005

78-DR-2005
9/09/2005

ATTACHMENT #7



TOWN CENTER PARCEL T4B





BUILDING O ELEVATIONS



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WESTERN DESIGN GROUP, LLC. THIS DOCUMENT IS THE PROPERTY OF WESTERN DESIGN GROUP, LLC. AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WESTERN DESIGN GROUP, LLC'S WRITTEN PERMISSION.

2-7 7 September 2005

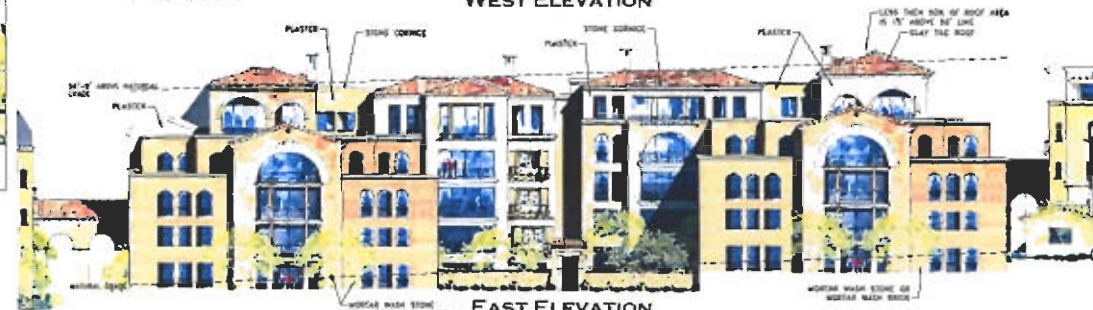
78-DR-2005
9/09/2005



BUILDING M & N ELEVATIONS



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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247 1 August 2005

78-DR-2005
9/09/2005

BUILDING K ELEVATIONS



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

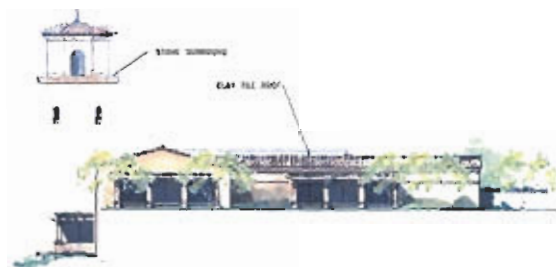


NORTH ELEVATION

WILSON & International LLC. THIS DOCUMENT IS THE PROPERTY OF WILSON INTERNATIONAL LLC, AND CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE PRINCIPAL OF WILSON INTERNATIONAL.

2004 2005

78-DR-2005
9/09/2005



WEST ELEVATION



NORTH ELEVATION

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1993) and the *in vitro* studies of the effect of the concentration of the substrate on the rate of the reaction (Muller 1993).

78-DR-2005
09/21/05



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info@hgs.com
+49 7061 800-100



PERSPECTIVE



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ARCHITECTURAL LLC

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On 7/1 9 September 2005

78-DR-2005
9/09/2005

E SPIRITU LOCI
The Spirit of the Place

TOWN CENTER PARCEL T4B





PARKING GARAGE PLAN



PARKING: 154
TOTAL FLOOR AREA: 72,534 s.f.



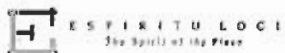
PARKING: 481
TOTAL FLOOR AREA: 215,394 s.f.

TOTAL PARKING: 635
TOTAL FLOOR AREA: 287,928 s.f.

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78-DR-2005
9/09/2005

DATE: 9 SEPTEMBER 2005

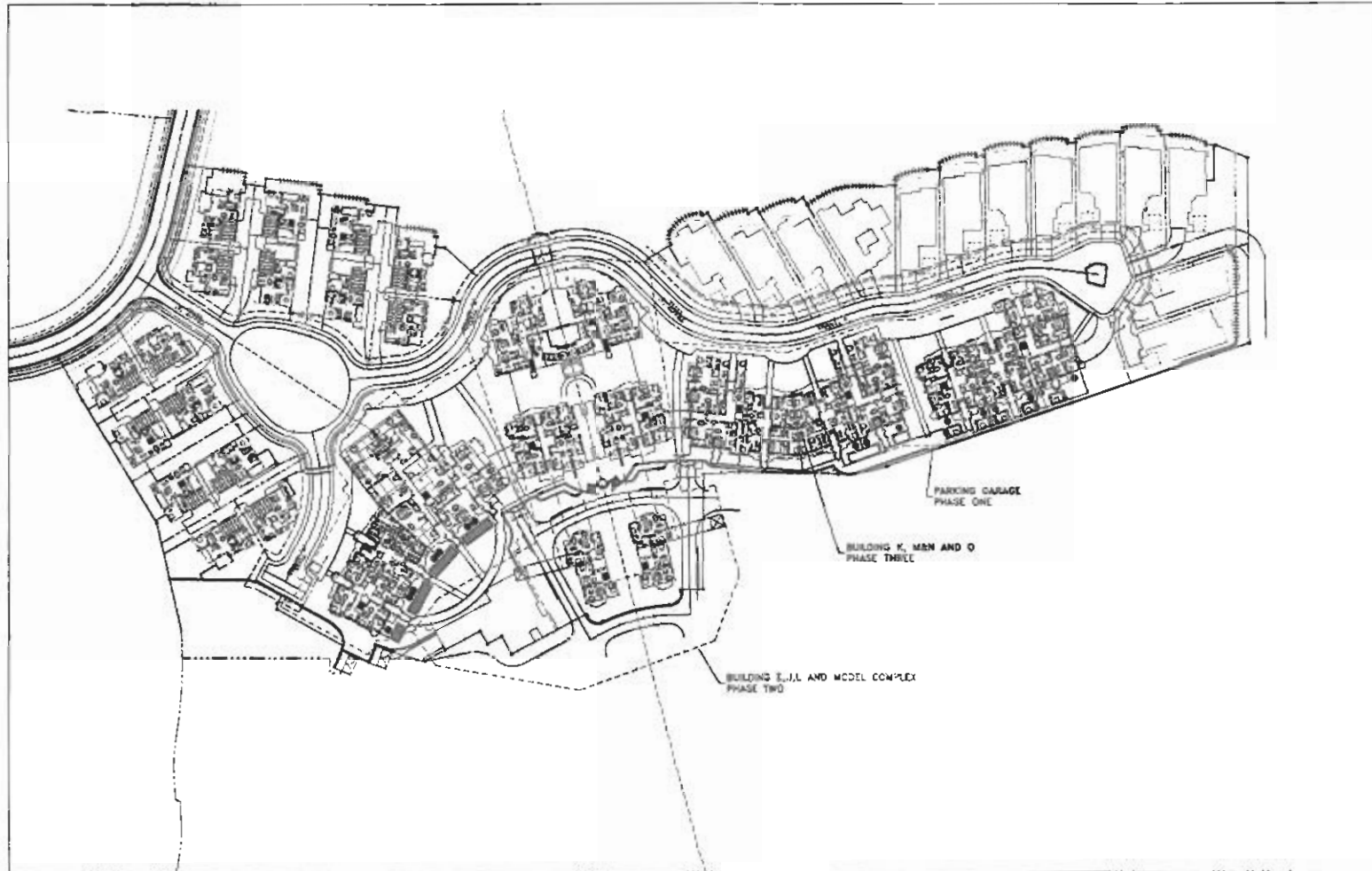


TOWN CENTER PARCEL T4B





PHASING PLAN



LEGEND TEXT	

78-DR-2005
09/21/05

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DATE: 9 September 2005



TOWN CENTER PARCEL T4B



DMB International LLC
2005-09-21
1000-0000-0000-0000
1000-0000-0000-0000
1000-0000-0000-0000
1000-0000-0000-0000

DC Town center
Parcel T4B
Thompson Peak pkwy &
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>5</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input checked="" type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input checked="" type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input checked="" type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> |
|---|--|

ATTACHMENT A

DC Ranch
Town Center, Parcel T4B
thompson Peak pkwy & Union Hills
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord. Gp 1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

<p style="text-align: center;">Stipulations for Case: 17-PP-2005 Case Name: Canyon Residences at Silver leaf</p>
--

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Wood / Patel with a date by City Staff of 10/26/05.
- b. The development shall comply with the DC Ranch - Generalized Design Concept Plan (GDCP) for the Town Center.
- c. The development shall be in compliance with the DC Ranch Planning Unit Master Plans for Planning Units 3,5,6.
- d. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- e. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan approved under case 78-DR-2005 with a date by City Staff of 09/09/2005.
- f. Cuts and fills, including size, and location shall be installed to be consistent with the Cuts and Fills Site Plan exhibit submitted by Wood / Patel with a date by City Staff of 9/9/05.
- g. The Conceptual Walls Design approved under case 78-DR-2005.

Engineering Documents

- h. The approved Circulation Master Plan for DC Ranch – Planning Units 3, 5, and 6.
- i. The approved Water Master Plan for DC Ranch – Planning Units 3, 5, and 6.
- j. The approved Wastewater Master Plan for DC Ranch – Planning Units 3, 5, and 6.
- k. The approved Master Drainage Plan for DC Ranch – Planning Units 3, 5, and 6.
- l. The preliminary Drainage Report for Parcel T4B prepared by Wood–Patel dated 9/9/05 by the City.
- m. The conceptual improvement plan for Parcel T4B prepared by Wood–Patel dated 10/28/05 by the City.
- n. The Water System Basis of Design Report for Parcel T4B prepared by Wood–Patel dated 9/9/05 by the City.
- o. The Wastewater System Basis of Design Report for Parcel T4B prepared by Wood–Patel dated 9/9/05 by the City.

Relevant Cases

- p. At the time of review, the applicable Zoning, DRB, and PP cases for the subject site were: 54-ZN-1989#1-8, 20-DR-2005, 27-PP-2004, 17-PP-2005, and 78-DR-2005. Cases 17-PP-2005 and 78-DR-2005 supersede overlapping development approvals in previous cases 27-PP-2004 and 20-DR-2005.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The approval of the project shall be valid for two years from the date of Development Review Board approval.
3. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
4. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.

Street Dedication Requirements

Ordinance

A. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
<i>Private Drive/Internal Street (Private)</i>	<i>Local Residential</i>	<i>30' (full width) per Master Circulation Plan for DC Ranch Town Center</i>

Easements

DRB Stipulation

6. Sight Distance Easements
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
7. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on E. Siesta Lane except at the approved private drive location.
8. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**B. Drainage Easement:**

- (1) *Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.*

C. Waterline and Sanitary Sewer Easements:

- (1) *Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.*

D. Vista Corridor Easements:

- (1) *All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.*

E. Public Utility Easement:

- (1) *An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.*

Final Improvement Plan Requirements

PLANNING**Landscape Design****DRB Stipulations**

9. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
10. Salvaged vegetation shall be incorporated into the landscape design.
11. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
12. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design**DRB Stipulations**

13. Exterior lighting shall comply with the case 78-DR-2005

ENGINEERING

Drainage And Flood Control

DRB Stipulations

14. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the DC Ranch – Planning Units 3, 5, and 6 Master Drainage Plan, shall require an addendum subject to review and approval by the city staff.
 - b. Addendum generated shall be added to the appendix of the DC Ranch – Parcel T4B Final Drainage Report.
 - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
15. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
16. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
17. Provide positive drainage away from walks and curbs along all streets.
18. Riprap shall be indigenous stone.
19. All exposed cut and fill shall be treated with eonite or equivalent.
20. A private drainage easement benefiting the proposed condominiums and covering the proposed private storm drain within the single family parcel will need to be provided unless it can be shown that the common areas containing the storm drain belong to a common homeowner's association for both the condominium and single family parcels.
21. Scour protection will need to be provided for lots within the scour setback area as identified on the preliminary plat. The final drainage report will need to include a detailed analysis in support of the design and location of scour protection.

Ordinance

F. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design**DRB Stipulations**

22. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Private Internal Street	Local Residential	24 Feet Back of Curb to Back of Curb	Roll	4' shoulder

23. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
24. Secondary fire access to this parcel is required from Thompson Peak Parkway along the south property line of DC Ranch to this parcel. The design of this access shall meet all the requirements of City of Scottsdale Fire Department including minimum turning radii, structural adequacy of proposed surfacing, material for proposed surfacing, width of surfacing, and longitudinal and cross slope of surfacing. Final plans shall include details of the proposed access including revisions to the improvements installed by the Village Club and any modifications to the Thompson Peak Parkway plans at the access point.
25. Final plans shall provide raised pedestrian connections for road crossings to the satisfaction of final plan review staff.

Trails And Paths**DRB Stipulations**

26. The developer shall construct a minimum a public trail within the public trail easement along the DC Ranch south property line from Thompson Peak Parkway to the Beardsley Wash. The surfacing for the required emergency access in this area may serve as surfacing for the proposed trail.
27. The developer shall construct all public paths (sidewalks) per the MEDCP for DC Ranch – Planning Units 3, 5, and 6 and in conformance with the MAG Standard Details as determined by the Plan Review Staff.
28. Bike rack design shall be in conformance the approved DC Ranch bike rack detail.

Ordinance

- G. Multi-use Trails and Multi-use path shall be provided in accordance with the approved MEDCP for DC Ranch – Planning Units 3, 5, and 6.

Refuse**DRB Stipulations**

29. Refuse enclosures for the single family residences shall be by individual refuse container. Improvement plans shall designate the location of individual container pickup along the main internal private street. Refuse container location shall be outside of the paved road section.

Ordinance

- H. Underground vault-type containers are not allowed.
- I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

30. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater (Plan Check #5461-05).
31. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
32. A sleeve will be required for the waterline undercrossing of the proposed retaining wall located west of the hammerhead for this site.
33. Water services for the proposed condominium buildings must be located within the condominium parcel.
34. The public water and sewer design and layout shall meet all City of Scottsdale requirements for a 9 foot parallel offset design as described in the DSPM.
35. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water/Wastewater**Ordinance**

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design**DRB Stipulations**

36. All concrete headwalls and drainage structures shall be in compliance with the DC Ranch Planning Unit Master Plans for Planning Units 3,5,6.

Construction Requirements

As-Builts**DRB Stipulations**

37. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
38. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
39. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
40. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Stipulations for Case: Canyon Residences at Silverleaf Case 78-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements for Buildings E, L, Model Complex, O, M, N, and K, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by H&S international with a date by City Staff of 09/09/05. Architectural elements for Building J, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by H&S international with a date by City Staff of 9/21/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Wood / Patel with a date by City Staff of 10/26/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Vollmer & Associates with a date by City Staff of 09/09/05.
 - d. The construction phasing shall comply with the Phasing Plan submitted by H&S international with a date by City Staff of 09/21/05.
 - e. The development shall comply with the DC Ranch - Generalized Design Concept Plan (GDCP) for the Town Center.
 - f. The development shall be in compliance with the DC Ranch Planning Unit Master Plans for Planning Units 3,5,6.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible

8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. *With the final design, the developer shall provide roof plans with actual above sea level elevations, demonstrating compliance with the building height requirements of the DC Ranch GDPC and the Amended Development Standards.*
- B. *The lots that are located in the in the 100 year flood plain shall be measured in accordance with the above sea elevation approved by the City of Scottsdale's Flood Plan Administer. The developer shall submit all supporting documentation and receive approval of referenced elevation prior to the submittal of any architectural construction plans for lots that within the 100 year flood plain.*

SITE DESIGN:**DRB Stipulations**

10. The approval of the project shall be valid for two years from the date of Development Review Board approval.
11. *All utility transformers and switching cabinets shall be located behind the buildings and not visible from the roadway, Union Hills Road extension.*
12. *The developer shall construct the trail connection from the roadway tract to the Beardsley Wash trail and the south property line, as shown on the Pedestrian Circulation Plan Submitted by Espiritu Loci with date provided on the by City Staff of 10/26/05.*

Ordinance

- C. *The developer shall revise the DC Ranch Village Health Club's approved site plan to show the new improvements that will be constructed on site.*
- D. *The developer shall provided recorded documentation from the owner of the roadway tract, Union Hills Road Extension, demonstrating the allowance for the air right encroachment.*
- E. *The developer shall provide accessible parking, a minimum of one van accessible stall, adjacent to the building that contains the common amenities.*

OPEN SPACE:**Ordinance**

- F. *The developer shall submit a revised Town Center Land Use and Open Space Budget that includes the updated open space area provided with this development.*

N.A.O.S.:**Ordinance**

- G. *The applicant shall dedicate the areas of the parcel located within the Beardsley Wash as Natural Area Open Space.*

LANDSCAPE DESIGN:**DRB Stipulations**

13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
14. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. *All exterior HID luminaries, except those fixtures approved in the DC Ranch Thematic Character Study for Planning Units II and IV, shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.*
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height of any pole or site lighting, measured from finished graded to the bottom, of any exterior luminaire shall not exceed 16 feet.
18. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
19. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
20. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 feet in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

21. Bike rack design shall be in conformance to the approved DC Ranch rack detail.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

22. No exterior vending or display shall be allowed.
23. Flagpoles, if provided, shall be one piece, conical, and tapered.
24. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

Ordinance

- H. At the time of review, the applicable Zoning, DRB, and PP cases for the subject site were: 54-ZN-1989#1-8, 20-DR-2005, 27-PP-2004, 17-PP-2005, and 78-DR-2005. Cases 17-PP-2005 and 78-DR-2005 supersede overlapping development approvals in previous cases 27-PP-2004 and 20-DR-2005.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

25. See stipulations for 17-PP-2005 for relevant documents.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

26. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

27. Demonstrate consistency with the approved master drainage plan and report for DC Ranch Planning Units 3, 5, and 6.

- a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
- b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

Ordinance

I. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

28. The existing Union Hills Private Commercial Drive shall be modified as per the recommendations contained in the report entitled "DC Ranch Thompson Peak Parkway and Union Hills Drive" by Kimley-Horn and Associates dated 10/19/2005.

29. Final plans shall provide raised pedestrian connections for road and driveway crossings to the satisfaction of final plan review staff.

Ordinance

- J. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

30. The developer shall provide a minimum parking-aisle width of 24 feet.
31. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
32. There are three existing parking spaces within the Union Hills Private Commercial Drive located near the proposed exit of the underground parking garage under building L that may create a conflict between cars exiting the garage and cars entering or exiting the parking spaces. The existing parking spaces will need to be removed unless it can be shown to the satisfaction of final plan review staff that keeping the parking spaces will not result in a hazardous situation.

Ordinance

- K. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

33. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
34. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- L. Drainage Easement:
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.
- M. Waterline and Sanitary Sewer Easements:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

35. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail
36. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."

- c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
37. The applicant shall obtain written approval from City of Scottsdale solid waste management services for the method of refuse collection within the proposed condominiums.

Ordinance

- N. Refuse enclosures are required as follows:
- (1) Restaurants: One per restaurant
 - (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
 - (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.
- O. Underground vault-type containers are not allowed.
- P. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- Q. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

38. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
39. A portion of the existing water easement within the Union Hills Private Commercial Drive will need to be abandoned. The proposed abandonment will need to be approved by the City of Scottsdale prior to final plan approval.
40. Water meters for the proposed condominiums shall be located within the condominium parcel.
41. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

42. Basis of Design Report (Water):
- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water

Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- R. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

43. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department (Plan Check #5461-05).
44. On-site sanitary sewer shall be privately owned and maintained.

Ordinance

- S. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

45. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- T. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]